



***Kelly Ewoldt***  
***Montgomery County Assessor***

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June 11, 2014

Barry Wood  
Department of Local Government Finance

Re: Montgomery County 2014 Ratio Study

Dear Barry,

On this day I have submitted our 2014 Ratio Study. This letter is to assist your staff with the review of our submitted Ratio Study and supporting data.

Sales used in this Ratio Study were determined by analyzing valid sales occurring from January 1, 2013, through February 28, 2014. We had 315 sales that met the appropriate criteria with the majority located in our largest township, Union. The remaining Townships had limited sales that met the criteria for validity.

The Montgomery County 2014 Ratio Study is established according to the guidelines within the 2007 IAAO Standard on Ratio Studies. This Study has been submitted as an MS Excel spreadsheet using the required Ratio Study Format with additional tabs for Summary, Formatted, Multi-Parcel Sales, Annual Adjusted Data File, Sales Disclosure Validity Changes and Workbook. Also, I have included a spreadsheet that includes our Workbook.

Residential and Agricultural Homesites

There are minimal valid sales in all townships other than Union. Therefore, those valid sales are combined and analyzed in groupings and listed as Grouped Res Imp. The remaining have been identified and an analysis is included.

There are insufficient valid sales in the property class of Residential Vacant to analyze.

Commercial and Industrial

There are insufficient valid improved or vacant sales in the property classes of Commercial and Industrial to analyze.

Please feel free to call or email me if you have any questions or require additional information.

Sincerely,

Sherri L. Bentley, AAS